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PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 41260
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roger L. Burgess Donah J. Burgess 158 Valley Forge Nashville, TN 37205	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 116-08-G-158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 352000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John G. Russell, Jr. and Donna M. Russell, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roger L. Burgess and spouse, Donah J. Burgess,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 158 on the Plan of Sugartree, Phase 3, (Revised) of record in Book 5259, Page 833, Book 5169, Page 426, Book 5162, Page 632, Book 5121, Page 89, Book 5222, Page 468, Book 5191, Page 412 and Book 5238, Page 93, Register's Office for Davidson County Tennessee.

BEGINNING at a point on the southerly side of Valley Forge said point being the corner of Lot Nos. 157 and 158; thence running with the line between said lots southwestwardly a total of 118.18 feet to a point on the northerly side of a 28' Access and Public Utility Easement; thence running with said easement southeastwardly 50.00 feet to the beginning of a curve; thence around said curve in a southeasterly direction 15.71 feet to a point on the westerly margin of Charleston Park; thence running with the margin of Charleston Park a total of 122.62 feet to the beginning of a curve; thence around said curve in a northwesterly direction a total of 34.79 feet to a point; thence southwardly 8.00 feet to a point, thence westwardly 8.00 feet to the point of beginning.

BEING the same property conveyed to John G. Russell, Jr., and wife, Donna M. Russell by deed from Michael B. Seshul and wife, Ariail L. Seshul of record in Book 7813, Page 742, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page(s) 67 through 71, as amended in Book 5121, Page 89, Book 5162, Page 632, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93 and Book 5259, Page 833, said Register's Office, which Plan shows a minimum setback line from Valley Forge and Charleston Park and an easement for drainage purposes along the easterly line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, Book 4874, page 463, Book 4911, Page 356, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, and Book 5691, Page 61, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Said property is subject to first right of refusal.

This is improved property, known as: 158 Valley Forge, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of December, 1999.

John G. Russell, Jr. **Donna M. Russell**

State of Tennessee
County of Davidson

On this 1st day of December, 1999, before me the undersigned authority, personally appeared **John G. Russell, Jr.** and **Donna M. Russell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

1313.40

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 352000.00

Affiant

Sworn and subscribed before me on the 1st day of December, 1999.

My Commission Expires: _____ Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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0663834
REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	352000.00
CON TX	1302.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1313.40
CHECK	1313.40

12/03/99 01 15:37 0001 3211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545801